– SEDGWICK COUN

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 23, 1995

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 95-13 U.N.B. ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 16, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Union National Bank (Contract Purchaser), Attn: Thomas Webb ~~Bob Harrison~~, 150 N. Main, Wichita, KS 67202
Howard & Helmer, Attn: Ken Helmer (Agent), 3500 N. Rock Road, Wichita, KS 67226
City of Wichita, c/o John Philbrick, 455 N. Main, 13th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer

K. The applicant shall submit letters from KG&E-Gas, KG&E-Electric, and S.W. Bell indicating that satisfactory arrangements have been made for the abandonment and/or relocation of facilities impacted by this plat.

L. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. ____

March 23, 1995

STAFF REPORT

(Final Plat Approved 3/16/95, Preliminary Plat Approved 2/16/95)

CASE NUMBER: S/D 95-13 U.N.B. ADDITION

OWNER/APPLICANT: City of Wichita, c/o John Philbrick, 455 N. Main, 13th Floor - Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

OTHER: Union National Bank (Contract Purchaser), Attn: Bob Harrison, 150 N. Main, Wichita, KS 67202

Howard & Helmer, Attn: Ken Helmer (Agent), 3500 N. Rock Road, Wichita, KS 67226

LOCATION: South of 21st Street North and west of Grove Avenue

SITE SIZE: 2.80 Acres

NUMBER OF LOTS

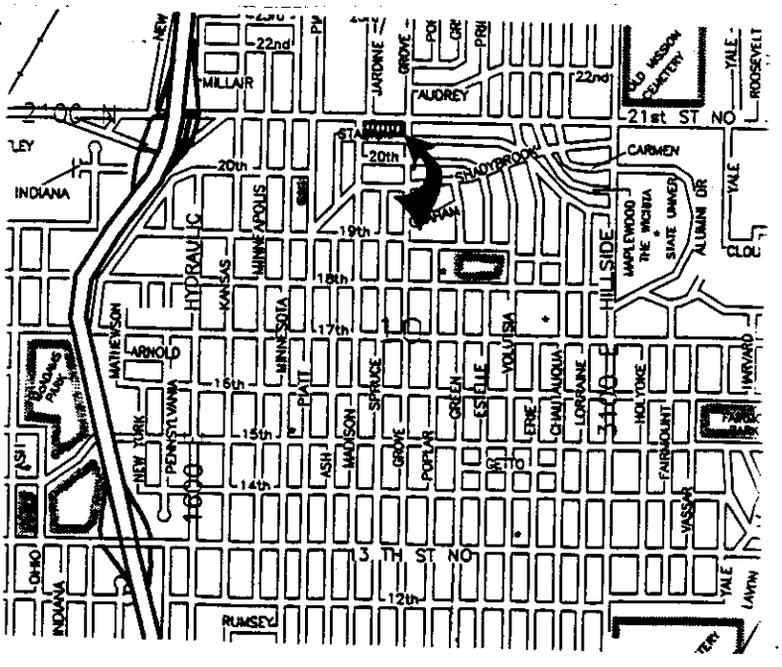
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 40,954 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the closure of all drives located in areas of complete access control or exceeding the number of allowed openings. In particular, all drives to Stadium shall be closed as should one drive to Grove. Also, any drives in excess of the number indicated to Central shall be closed. The 1992 aerial photo for instance indicates that Lot 2 has two (2) openings to Central, while only one is being provided for on the plat.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. As discussed with the Planning Department, the final plat tracing shall dedicate complete access control to Stadium Drive. Both the face of the plat and the plattor's text shall note such dedication. Also, complete access control to Madison shall be dedicated from the plat's south 100 feet.

E. Prior to this plat being released for recording, a platting binder shall be submitted and this plat will be subject to any relevant conditions determined by such a review.

F. The applicant is advised that if Madison is vacated, it will involve a separate vacation case. That is, any future plat along the west side of Madison would not itself be able to vacate this street as part of the platting process. If vacated, any building setback, access control, etc. such as is shown on this plat, should also be included in the vacation.

G. The final plat shall indicate the platting of the 20-foot building setback from Madison through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

H. Since this plat will be vacating and replatting various easements, setbacks, access, etc. the surveyor's text shall make proper reference to KSA 512(b) as amended.

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

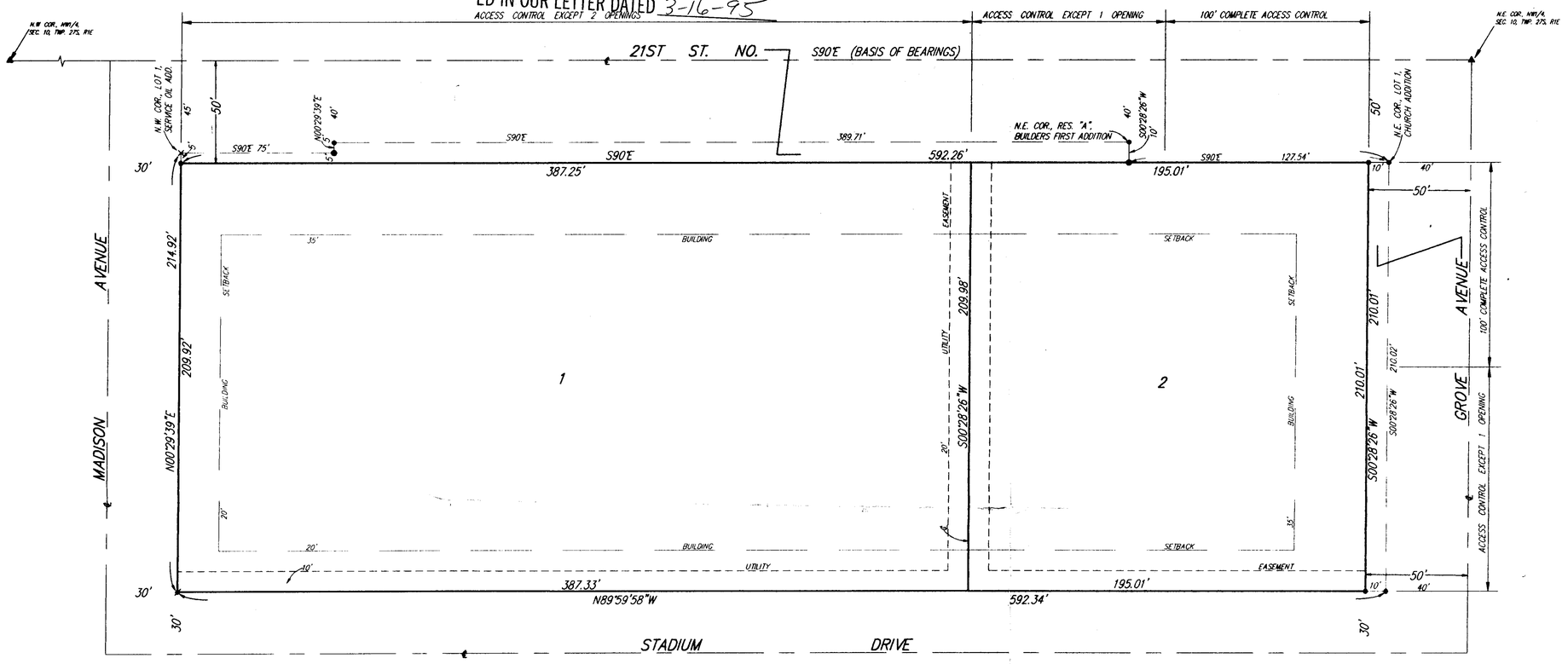
OFFICE COPY
DO NOT REMOVE

U.N.B. ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/16/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3-16-95

FINAL PLAT



▲ = Thimble Found
X = Cross Set
● = PK Nail & Shinner Set
● = #4 Boughman Rebar Set
⌀ = 1/2" Iron Found

This plat of "U.N.B. ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John W. McKay, Jr.

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1995.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1995.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1995, at ____ o'clock ___M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "U.N.B. ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1 and 2, Church Addition, to Wichita, Sedgwick County, Kansas and Lot 1, Service Oil Addition, Wichita, Sedgwick County, Kansas, and Reserve "A", Builders First Addition, to Wichita, Kansas.

All being located in the NW1/4 of Sec. 10, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "U.N.B. ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st St. No. over and across the north line of Lot 1 and Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to 21st St. No. at two locations and Lot 2 shall have access to 21st St. No. at one location over all except the east 100 feet thereof, to be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Grove Ave. over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 2 shall have access to Grove Ave. at one location over all except the north 100 feet thereof, to be determined by the City Engineer of the City of Wichita, Kansas. The street dedication shall require the removal of any and all structures located within the area 5 feet north of the west 75 feet of the north line of Lot 1.

Union National Bank

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1995, by _____, _____, of Union National Bank, on behalf of the Bank.
(Title)

_____ Notary Public

My App't. Exp. _____